

113.A

0008

0089.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
789,200 / 789,200

USE VALUE:

789,200 / 789,200

ASSESSED:

789,200 / 789,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:	89
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Owner 1: ZHU JUN YING &	
Owner 2: LI YU	
Owner 3:	

Street 1: 89 NEWLAND RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: LEHN JEAN-SEBASTIEN & -
Owner 2: GAO LAN -
Street 1: 89 NEWLAND RD
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Clapboard Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0.00 8127
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	789,200			789,200		311549
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18



Patriot  
Properties Inc.

!15749!

## USER DEFINED

Prior Id # 1:	72753
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:26:00
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
08/15/18	14:00:09
danam	
15749	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	777,700	0	.	.	777,700	777,700	Year End Roll	12/18/2019
2019	102	FV	684,700	0	.	.	684,700	684,700	Year End Roll	1/3/2019
2018	102	FV	607,500	0	.	.	607,500	607,500	Year End Roll	12/20/2017
2017	102	FV	555,300	0	.	.	555,300	555,300	Year End Roll	1/3/2017
2016	102	FV	555,300	0	.	.	555,300	555,300	Year End	1/4/2016
2015	102	FV	534,200	0	.	.	534,200	534,200	Year End Roll	12/11/2014
2014	102	FV	510,600	0	.	.	510,600	510,600	Year End Roll	12/16/2013
2013	102	FV	510,600	0	.	.	510,600	510,600		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEHN JEAN-SEBAS	131-107		8/20/2014		590,000	No	No		
MAHONEY WILLIAM	110-38		11/9/2009		510,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
4/29/2010	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																				
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																				
Prime Wall: 2 - Clapboard				A HBth:	Rating:																				
Sec Wall:	%			OthrFix:	Rating:																				
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1															
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
View / Desir:				FrpI: 1	Rating: Very Good			Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																	
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2																	
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1																	
Alt LUC:	Alt %:			Total Units:				Lower																	
Jurisdict: G11	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 3	Baths: 2	HB 1													
Const Mod:				% Own: 50.000000000																					
Lump Sum Adj:				Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																				
Prim Int Wall: 2 - Plaster				Functional:		%																			
Sec Int Wall:	%			Economic:		%																			
Partition: T - Typical				Special:		%																			
Prim Floors: 3 - Hardwood				Override:		%																			
Sec Floors:	%			Total:	4.6 %																				
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																					
Subfloor:				Basic \$ / SQ: 295.00																					
Bsmnt Gar:				Size Adj.: 1.13951039																					
Electric: 3 - Typical				Const Adj.: 0.99980003																					
Insulation: 2 - Typical				Adj \$ / SQ: 336.088																					
Int vs Ext: S				Other Features: 114753																					
Heat Fuel: 1 - Oil				Grade Factor: 1.10																					
Heat Type: 5 - Steam				NBHD Inf: 0.89999998																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100	% AC: 100			LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 827306																					
% Com Wall	% Sprinkled:			Depreciation: 38056																					
				Depreciated Total: 789250																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 113.A-0008-0089.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:								<b>AssessPro Patriot Properties, Inc</b>					